

131 Guardwell Crescent

LIBERTON, EDINBURGH, EH17 7HA



Spacious Three Bed Semi-Detached House In Liberton, Edinburgh



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home in the heart of Edinburgh's sought-after Liberton Area. This house is nestled within this private housing development in a neat cul de sac.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded with natural light from both sides of the building due to the open aspect leading to the kitchen/dining room.
- Fully equipped kitchen/dining room with access in to the private, well-maintained rear garden. This open-plan space is inviting and accommodating to the needs of a family. The kitchen is well served with an induction hob, fan oven, dishwasher and washing machine.

THE KITCHEN/DINER





- The bathroom is modern and fitted with a white three-piece suite with a shower over the bath.
- The house has three generous bedrooms, which range in size from two doubles and one single bedroom. There is ample space for furniture and freestanding storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

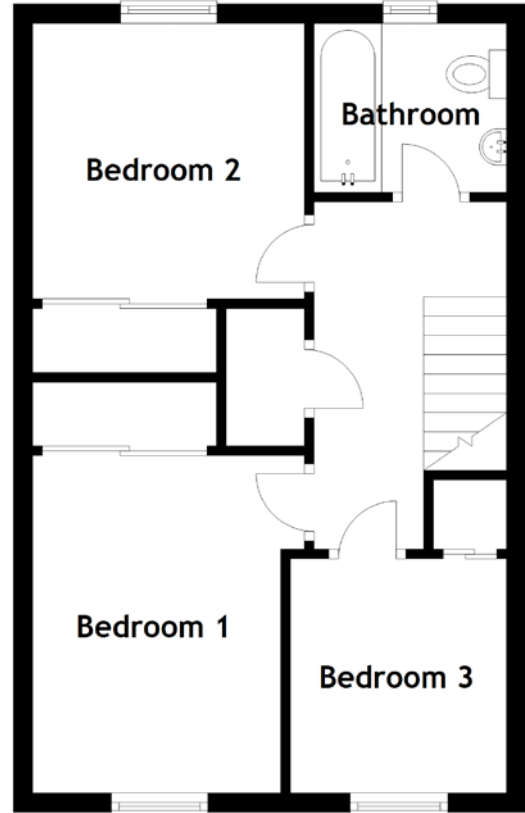
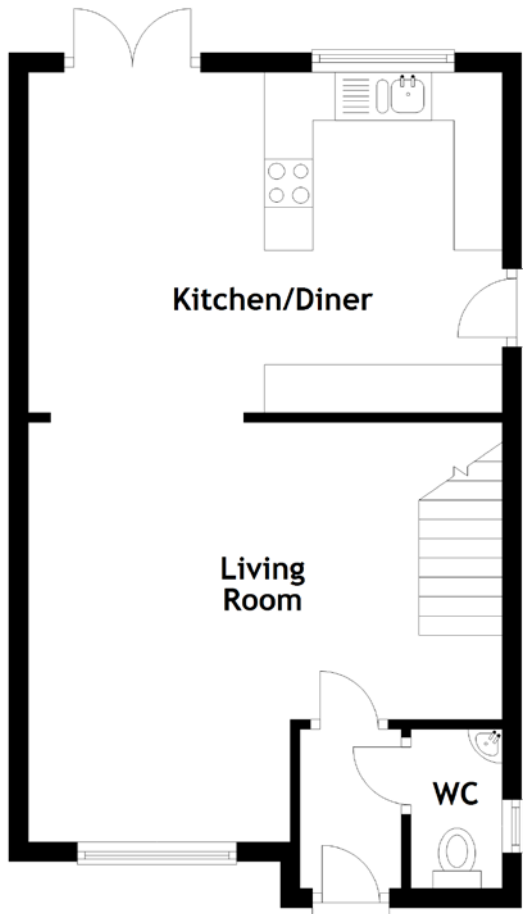


In addition, the property includes off-street parking as well as on-street visitor parking, a semi-floored attic as well as a Ramsay ladder making ease of access for storage, the property benefits from double glazing and gas central heating, making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

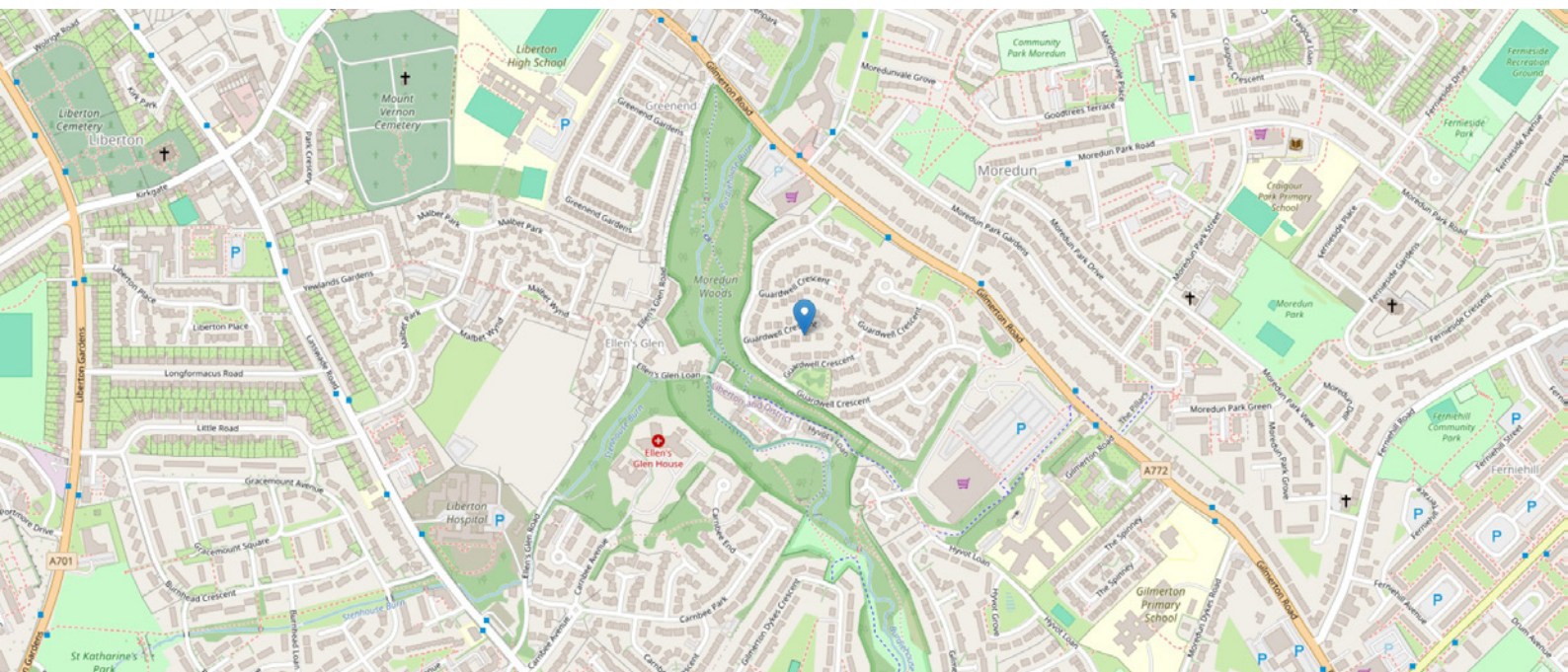


Approximate Dimensions (Taken from the widest point)

Living Room	4.91m (16'1") x 4.35m (14'3")
Kitchen/Diner	4.91m (16'1") x 3.53m (11'7")
WC	1.65m (5'5") x 0.95m (3'1")
Bathroom	2.00m (6'7") x 1.75m (5'9")

Bedroom 1	3.50m (11'6") x 2.00m (6'7")
Bedroom 2	2.86m (9'5") x 2.82m (9'3")
Bedroom 3	2.43m (8') x 2.10m (6'11")

Gross internal floor area (m²): 80m²
EPC Rating: C



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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